



**£299,950**

36 Glen Drive, Boston, Lincolnshire PE21 7QB

**SHARMAN BURGESS**

**36 Glen Drive, Boston, Lincolnshire**  
**PE21 7QB**  
**£299,950 Freehold**

A superbly presented large detached family home situated in a highly sought after residential location. Accommodation comprises an entrance hall, lounge with fitted log burner, extended dining room, kitchen with integrated appliances, breakfast room, utility room, ground floor cloakroom, four double bedrooms to the first floor and a family bathroom. Further benefits include a large driveway, single garage with additional gated parking, enclosed rear garden, gas central heating and uPVC double glazing.

#### ACCOMMODATION

##### ENTRANCE HALL

Having partially obscure glazed front entrance door with obscure glazed side panels, radiator, coved cornice, ceiling light point, staircase leading off, under stairs storage cupboard.

##### GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising push button WC, wall mounted wash hand basin, walls tiled to approximately half height, tiled floor, radiator, obscure glazed window to rear elevation, coved cornice, ceiling light point.



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### LOUNGE

20' 10" x 12' 0" (maximum including chimney breast)

(6.35m x 3.66m)

With feature bow window to front elevation, window to rear elevation, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point, feature fitted log burner with display surround and hearth.

### DINING ROOM

17' 5" (maximum) x 10' 3" (maximum) (5.31m x 3.12m)

With window to front elevation, radiator, coved cornice, ceiling light point, additional wall light points, TV aerial point.

### KITCHEN

12' 2" (maximum into recess) x 8' 10" (3.71m x 2.69m)

Having solid wooden work surfaces with inset one and half bowl sink with mixer tap, extensive range of base level storage units, drawer units and matching eye level wall units, integrated dishwasher, integrated fridge, integrated freezer. Rangemaster range cooker with twin ovens and grill, five ring gas hob, glass splashback and illuminated extractor fan above. Tiled floor, radiator, coved cornice, ceiling recessed lighting, TV aerial point, window to rear elevation enjoying views over the garden. Archway through to: -

### BREAKFAST ROOM

12' 10" x 7' 6" (3.91m x 2.29m)

Having solid wooden work surfaces with base level storage units beneath and base level wine rack, dual aspect windows, French doors leading to the rear garden, coved cornice, ceiling recessed lighting, radiator.



#### UTILITY ROOM

Having counter top with plumbing for automatic washing machine beneath and space and vent for tumble dryer, tiled floor, space for standard height fridge or freezer, built-in shelving, built-in storage cupboard, wall mounted coat hooks, ceiling light point.

#### FIRST FLOOR LANDING

Having window to front elevation, coved cornice, ceiling light point, access to loft space, built-in airing cupboard housing the hot water cylinder and slatted linen shelving within.



#### BEDROOM ONE

10' 6" x 12' 1" (3.20m x 3.68m)

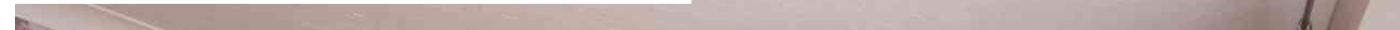
Having window to front elevation, radiator, coved cornice, ceiling light point, TV aerial point.



#### BEDROOM TWO

12' 0" x 10' 1" (3.66m x 3.07m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.



#### BEDROOM THREE

10' 4" x 9' 1" (3.15m x 2.77m)

Having window to front elevation, radiator, coved cornice, ceiling light point.



#### BEDROOM FOUR

9' 0" x 11' 5" (maximum into recess) (2.74m x 3.48m)

Having window to rear elevation, radiator, coved cornice, ceiling light point.





#### FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, P-shaped bath with mixer tap and wall mounted mains fed shower above and fitted shower screen, tiled floor, fully tiled walls, obscure glazed window to rear elevation, radiator, coved cornice, ceiling light point, extractor fan.

#### EXTERIOR

To the front, the property is approached over a dropped kerb leading to a pressed pattern concrete driveway which provides ample off road parking and hardstanding as well as vehicular access to the garage. There is a shaped lawned front garden with plant and shrub borders and hedging to the front boundary. The driveway is served by outside lighting.

#### SINGLE GARAGE

16' 3" x 8' 2" (4.95m x 2.49m)

Having up and over door, served by power and lighting and housing the electric fuse box, electric meter, gas meter and cold water tap.

To the left hand side of the garage are double gates which lead to an additional area of hardstanding, providing further parking space.



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BURGESS**

Est 1996

#### REAR GARDEN

The rear garden comprises areas of shaped lawn with mature beds and borders containing a variety of plants, shrubs and trees. Within the rear right hand corner of the garden is a large sunken pond with water feature, aquatic plants and a bridge across. The garden houses an approximate 6ft x 6ft greenhouse and a timber garden shed which is served by power and lighting. The garden also houses a lean-to store which is to be included in the sale. The garden is fully enclosed and served by outside lighting.

#### SERVICES

Mains gas, electricity, water and drainage are connected.

#### REFERENCE

20012026/29857919/NEW



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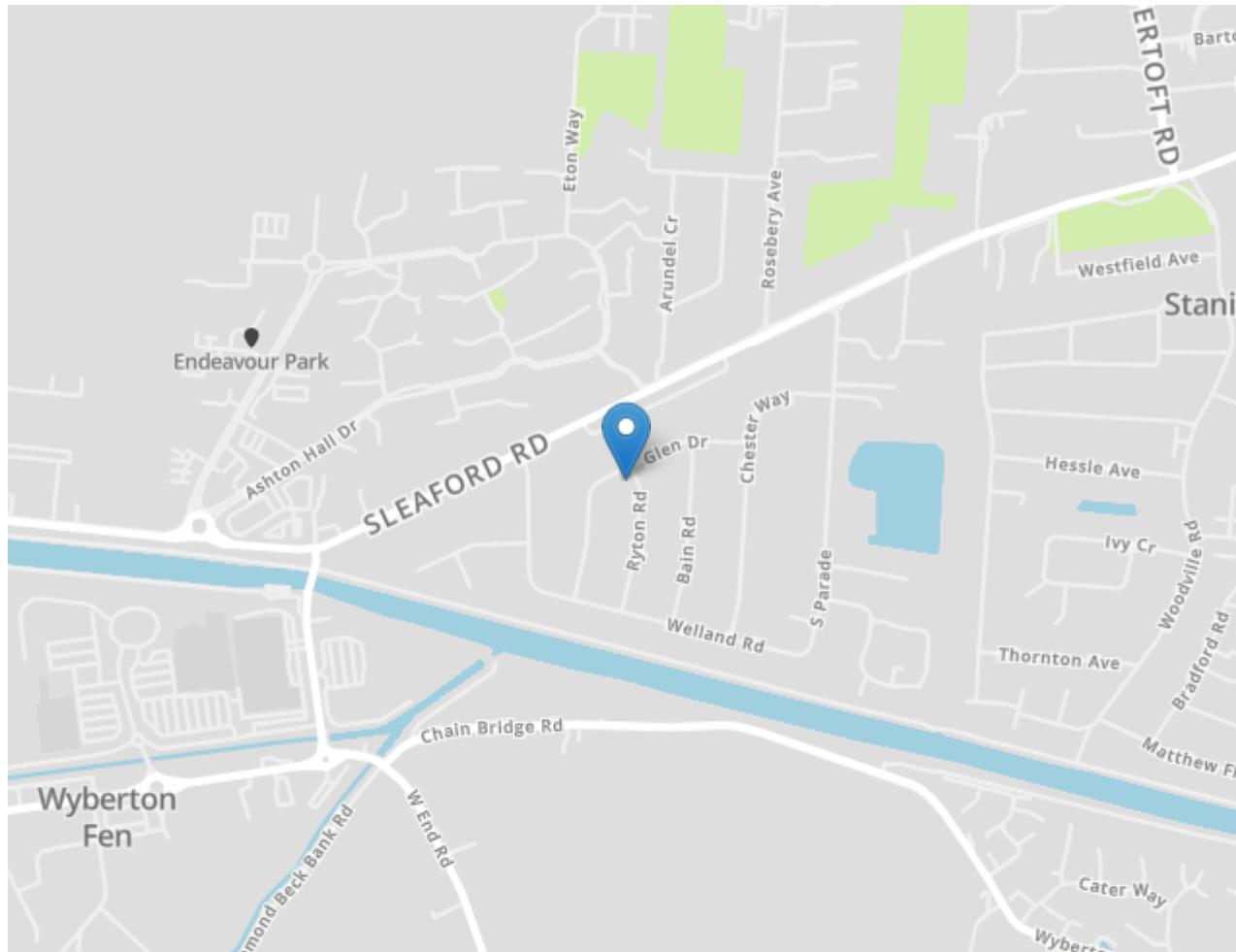
#### AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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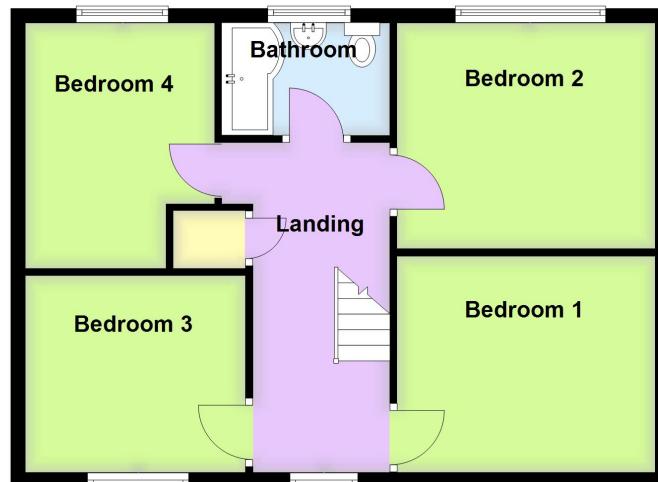
### Ground Floor

Approx. 74.2 sq. metres (799.2 sq. feet)



### First Floor

Approx. 55.8 sq. metres (600.8 sq. feet)



Total area: approx. 130.1 sq. metres (1400.0 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		